

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Thames Street, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Frankston South

Period - From

01/04/2019

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3a Thames St FRANKSTON SOUTH 3199	\$987,000	23/02/2020
2	28 Seaview Rd FRANKSTON SOUTH 3199	\$971,000	23/11/2019
3	22 Thames St FRANKSTON SOUTH 3199	\$970,000	27/02/2018

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/05/2020 13:35



3 2 3

Property Type: House (Res)
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending March 2020: \$840,000

Comparable Properties



3a Thames St FRANKSTON SOUTH 3199 (REI) **Agent Comments**

3 2 2

Price: \$987,000
Method: Private Sale
Date: 23/02/2020
Property Type: House
Land Size: 525 sqm approx



28 Seaview Rd FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

4 2 2

Price: \$971,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 975 sqm approx



22 Thames St FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

3 2 3

Price: \$970,000
Method: Private Sale
Date: 27/02/2018
Rooms: 9
Property Type: House (Res)
Land Size: 1011 sqm approx